

Appendix Q

Glossary

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Population and Employment, Housing and Land Use Terminology

Absorption. Absorption compares the amount of office space newly built and/or demolished to the amount of space newly occupied and/or vacated. Typically, a gain in market absorption represents space that is now leased, that was not previously leased. Negative absorption indicates that space that was leased is now vacant.

Affordable Monthly Rents. An affordable monthly rent is defined as housing costs equal to 30% of Monthly Income. Affordable rents are calculated assuming 1.5 persons per bedroom. For example, a two-bedroom unit is assumed to have 3 persons. A zero bedroom unit is expected to have one person.

Base FAR. In Downtown Seattle, the base FAR is the FAR (floor area ratio) permitted as of right without mitigation of the impacts of that development through the use of the City's bonus or TDR programs.

Bonus. Also called Public Benefit Feature. Bonuses are amenities, uses, and other features of benefit to the public in Downtown zones, which are provided by a developer and which can qualify for an increase in floor area above a base FAR. Examples include public open space, pedestrian improvements, housing, and provision of human services. Often, bonuses are provided on-site by a developer, although cash payments or off-site improvements are sometimes permitted.

Built-out. A built-out area refers to an area where all the sites are occupied by development and no additional buildings would be permitted under the zoning. A built-out area has no more room for development.

Covered Employment. Covered employment counts jobs that are covered by the Washington State Employment Security Department (ESD). According to ESD, "covered" employment excludes "the self-employed, full-commissioned sales workers, employees of religious organizations, elected and appointed officials, some student employees and some agricultural workers" ("Annual Demographic Information", <http://www.wa.gov/esd/lmea/pubs/adi/glossary.htm>)

Development Capacity. Development capacity represents the amount of new development that can be accommodated in an area under existing constraints, including zoning, existing development, etc. It is intended to provide a reasonable real estate estimate of total future development.

Downtown Mixed Commercial (DMC). Downtown Mixed Commercial Zones provide a transition in the level of activity and scale of development between high density office core zones and less intensive neighborhoods within and adjacent to Downtown. The zone encourages a mix of uses, including housing and other activities that do not contribute substantially to peak hour traffic. The zone currently is mapped on the periphery of the office and retail core zones, including the western edge of the Commercial Core, the southern and eastern edges of Belltown, and the northern edges of the Denny Triangle.

Downtown Mixed Residential/Commercial (DMR/C). The Downtown Mixed Residential/Commercial Zone applies to Downtown areas where concentrations of housing are to be encouraged, while also allowing limited commercial development to accommodate modest employment growth.

Downtown Office Core 1 (DOC 1). The Downtown Office Core 1 Zone accommodates the greatest intensity of office development Downtown in areas with superior access to transit to encourage use of transit for work commute trips.

Downtown Office Core 2 (DOC 2). The Downtown Office Core 2 Zone accommodates the expansion of the office core in areas that are similarly well served by transit, while also providing scale and density transitions with adjacent areas.

Family. According to the U.S. Census Bureau, a family is a group of two or more people related by birth, marriage, or adoption and residing together. A family household is a household maintained by a householder who is in a family and includes any unrelated people (unrelated subfamily member and/or secondary individuals) who may be residing there.

Floor Area Ratio (FAR). The floor area ratio is a ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located. For example, if the floor area ratio (FAR) is 10, and the lot area is 20,000 square feet, the permitted floor area in a structure located on that lot would be 200,000 square feet (10 x 20,000 square feet = 200,000 square feet). In Downtown zoning, FAR limits only apply to chargeable floor area; the floor area occupied by certain uses, including residential use, is not included as chargeable floor area in FAR calculations.

Household. A household includes all the people who occupy a housing unit as their usual place of residence.

Housing Unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Maximum Floor Area Ratio (FAR). In Downtown zoning, the maximum FAR is the limit on the total amount of chargeable floor area permitted on a site, and includes the base FAR and all additional floor area that can be gained through the use of floor area bonuses and the transfer of development rights (TDR).

Median Area Income (MAI). The median income of all households in King County. Half of the households in King County have an income higher than the MAI and half of the households in King County have incomes lower than the MAI.

Room. The U.S. Census Bureau counts living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use and lodgers' rooms. Strip and Pullman kitchens and bedrooms, among other types of rooms, are excluded from room counts.

Transfer of Development Credit (TDC). The Transfer of Development (TDC) program applies to zones in the Denny Triangle. Under this program, residential and mixed-use developments can add floor area above current height limits by purchasing development rights to preserve rural land in King County and funding public amenities in the Denny Triangle neighborhood.

Transfer of Development Rights (TDR). The transfer of development rights is a mechanism that allows a property owner to sell unused development rights on a site (the "sending" site) to another property owner seeking to increase the development potential on another site (the "receiving" site). In Downtown zoning, eligible sending sites include sites occupied by structures with housing affordable to lower-income households or designated landmark structures, sites dedicated for public open space use, and, in

limited areas, sites occupied by small-scale structures located on the same block as the receiving site. The development potential of a site is established by the zoning.

For the sending site, the development rights available to transfer, or the amount of floor area that can be sold, is based on the total development potential of the site minus whatever amount of development potential is already "used" by the existing structure on the site. For example if the development potential on the site totals 50,000 square feet, and the floor area of the existing structure on the site is 20,000 square feet, then up to 30,000 square feet can be sold and transferred to a receiving site. The zoning also determines which sites are eligible to receive development rights, and the amount of additional floor area that can be added through such transfers.

Transportation and Parking Terminology

Baseline Condition. Generally refers to conditions that would occur in 2020 if zone changes were not made—equivalent to the Alternative 4 No Action condition.

Bus-minutes of delay. Refers to the total amount of delay incurred by several buses using a route or crossing a particular street.

Commute Trip Reduction (CTR). Refers to a State requirement that employers with 100 or more employees participate in programs to promote greater use of alternative transportation modes, such as transit and carpools.

FlexPass. A King County Metro program that promotes a wide range of alternative transportation modes. Employers of all sizes can participate in the program, to encourage or incentivize different travel choices by employees.

Layover. Designated curbside locations near origins of bus routes where buses idle before commencing on routes.

Level of Service (LOS). A measure defined by the Highway Capacity Manual that ranges from excellent conditions (LOS A) to overloaded conditions (LOS F). Average vehicle delay for LOS A is 10 seconds or less, and for LOS F is greater than 80 seconds. The Arterial Level of Service Standard designated by the City is an areawide volume-to-capacity ratio measured against all the arterials crossing certain specifically-defined screenlines.

Mode share. Refers to the share of total trips that are made by a particular mode of transportation, such as automobile, bus, ferry or bicycle. The mode share assumptions help determine how many vehicle trips have origins or destinations in a particular area.

Multimodal. Refers to an overall condition where several transportation modes are available and supported. Can include consideration of freight (truck, rail, and ship) modes.

Peak hours. Refers to the 60-minute periods during which the greatest volumes are present in a given location or road system, often distinguished as morning and evening (AM and PM) peak hours.

Person-trips. Refers to a single trip from one place to another, by a person.

Principal Use Parking. Parking in lots or garages where parking is the primary or only land use. In contrast, "accessory parking" refers to parking that serves another use that is the primary use of a given property.

Queuing. Refers to persistent traffic backups at an intersection for a given lane or direction of travel.

Screenline. An imaginary line defined to measure traffic volumes and capacities on multiple streets carrying traffic in the same general direction.

Short-term parking. Refers to parking for shorter periods, such as 30 minutes, 1 hour, 2 hours or more, but less than 8 hours.

Single-occupant-vehicles (SOV). Automobiles driven by one person, typically a major component of commuting traffic.

Transportation Demand Management (TDM). Refers to numerous programs or strategies intended to increase transportation efficiency by encouraging alternative methods of transportation that are more efficient than single-occupant-vehicle travel. Through greater use of bus, carpool and other high-capacity transit modes, person-trips can be accommodated within fewer vehicle-trips.

Transportation Network. A general term referring to the collective network of streets, highways and other transportation systems.

Travel times. Refers to the average time needed to travel a given distance within a street corridor.

Volume-to-capacity ratio (V/C ratio). A numerical ratio that compares traffic volumes on a given street or screenline to the calculated capacity of a street or streets to accommodate traffic. A v/c ratio of 1.0 represents 100% use of calculated capacity, although in operation, volumes can exceed the calculated capacity due to factors such as closer spacing of vehicles.

Utility Terminology

ASHRAE/IESNA. American Society of Heating, Refrigerating and Air-Conditioning Engineers and the Illuminating Energy Society of North America

Capital Improvement Plan (CIP). A plan for future physical improvements to a system.

Combined sanitary/stormwater sewers. Sewer systems that handle both stormwater and sanitary sewage in the same pipes.

Combined sewer overflows (CSOs). These are events where high rainfalls in short periods cause an overflow of stormwater and untreated sanitary sewage to ground surfaces and/or bodies of water. Improvements over time are reducing the likelihood and the impacts of CSOs on water quality.

Feeder. A type of electrical line within the Downtown network.

Fire flow. The volume and pressure of water available within water systems to provide fire protection in emergency situations.

Gallons per minute (gpm). A measure of flow rate, used for water, sewer and drainage planning purposes.

Green Buildings. A phrase describing buildings that incorporate environmentally friendly features, such as energy-efficient lighting, heating or cooling, recycled products, or many other positive features.

Gravity flow. Refers to utility systems where water or sewer volumes move through the system due to the forces of gravity (e.g., due to slopes of pipes or topography).

Impervious surfaces. Hard surfaces, such as concrete and building roofs, that do not allow absorption of rain or stormwater, thereby creating runoff.

Infrastructure. General term referring to utility and road systems and other manmade features that provide functions to city dwellers.

KwH. Kilowatt-hour. A measure of electricity used.

LEED. Abbreviation for Leadership in Energy and Environmental Design. Refers to a rating system for building design that evaluates a design's effectiveness in including energy-efficient and environmentally friendly features.

Load. Refers to the amount of electricity demanded by system users.

MW. Megawatt. One megawatt is equivalent to one million watts.

MVA. Megavolt-amperes. A measure of electrical capacity.

Peak stormwater flow. Refers to the maximum volumes of stormwater generated by a particular storm event. Such storm events may be designated according to their length and how frequently a storm of that intensity is likely to occur (such as a "2-year/1-hour storm").

Pounds per square inch (psi). A measure of water pressure.

SPU. Seattle Public Utilities.

Transformers. Equipment that transforms electricity from higher power levels to lower power levels.

Transmission lines. Electrical lines that transmit power over long distances.

Vaults. General term for a subsurface chamber that holds or detains stormwater volumes. Often located on the site of new developments.

Wastewater. General term for sewage and stormwater flows.